

GENERAL PLAN 2020 REFERRAL MATRIX

GENERAL COMMENTS

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ISSUES IDENTIFIED BY THE PLANNING COMMISSION FOR FURTHER ANALYSIS

- Tribal Lands
- Groundwater
- Border Issues
- Forest Conservation Initiative

REGIONAL/OTHER ISSUES RAISED BY PUBLIC AT BOARD OF SUPERVISORS HEARINGS

- Road Standards
- Pipelining
- Grandfathering
- Design Standards
- Retaining Slope Standards
- Urban Limit Line
- Equity Mechanisms
- Sewer Policies I-106 & I-107
- Ensure updated biological maps are utilized for the Del Dios portion of the San Dieguito CPA.
- Downzoning.
- Retain “Impact Sensitive” designation from existing general plan.
- Remove old General Plan designations from Valle de Oro.

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SPEAKER	COMMENT(S)
ALPINE	
Mark Price CHAIR	FCI near casino; commercial and higher density zoning.
BONSALL	
Margarette Morgan CHAIR	Expand Fallbrook border to include portion of Dulin Ranch into Bonsall.
Sheila M. Walson	General request to speak in opposition.
Gerald Walson	General request to speak in opposition.
Thure Stedt	General request to speak in opposition.
DESCANSO	
John Elliott CHAIR	Preserve existing plan by matching new Regional Categories with existing plan and development patterns.
Sheri Minix	Opposed
PINE VALLEY	
Vern Denham CHAIR	Need comprehensive groundwater study.
CREST/DEHESA/HARBISON CANYON/GRANITE HILLS	
Ron Pennock	Opposed
DESERT	
Bob Burdette	Staff be directed to develop a density transfer mechanism.

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SPEAKER	COMMENT(S)
Borrego Springs	
Clark Shimeal	Ordinance change to preserve groundwater. Permit any willing seller to be able to divide their land into 4 or 8 acre parcels.
Ellinore Shimeal	Place estate density designations on agricultural land. Prevent any new conversion of land to any heavy water use.
LAKESIDE	
Gordon Shackelford	Show slope-dependent designations on map. Write out justification for Lambron property exception. Tighten procedures to avoid conflicts of interest due to changes in LCPG membership.
Richard Hensle	Zoning: Concerned that some areas of Lakeside have zoning that effectively reduces density and the density in these areas should be changed to reflect existing zoning. High Meadows Ranch is too dense considering slope and groundwater conditions.
Mark Turvey	Commercial and industrial use all along Old Highway 80 near the Lakeside and Alpine border.
Warren Parker	Opposed to downzoning.
Wade Enniss	2020 map should not be accepted. Growth has been directed inequitably. Industrial needs have not been addressed. Direct questions have been ignored.
Jacumba	
Shirley Fisher	Change Rural Lands from: 1 du/40 acres to 1 du/20 acres and 1 du/80 acres to 1 du/40 acres.
Lake Morena/Campo	
Michael Thometz/ William Slaff/ (MERIT)	No increases in density until groundwater study performed. Would like to see strict application of Concepts to the Lake Morena/ Campo area.
Potrero	
Gordon Hammers CHAIR	Recognize realities on the ground. Recognize parcels along the paved roads.

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SPEAKER	COMMENT(S)
Tecate	
Louis Schooler CHAIR	Work with the group to add more commercial/industrial land.
Twin Oaks	
Archie Spounias	Keep existing General Plan densities.
NORTH MOUNTAIN	
William Dunne	Opposed.
Palomar Mountain	
Jerry McLees	Opposed. Retain existing Commercial (possibly add additional Commercial land).
Pascale Douet	Opposed. Retain existing Commercial (possibly add additional Commercial land).
Francisco Valdovinos	Opposed. Retain existing Commercial (possibly add additional Commercial land).
Carolyn Rowland	Opposed. Retain existing Commercial (possibly add additional Commercial land).
Bruce Graves	Opposed. Retain existing Commercial (possibly add additional Commercial land).
Tom Burton	Opposed. Retain existing Commercial (possibly add additional Commercial land).
Martha Stover	Opposed. Retain existing Commercial (possibly add additional Commercial land).
PALA-PAUMA	
Josie Barbara	Opposed to 1 du/10 acres designation.
RAINBOW	
Jim Anderson CHAIR	Pleased with map with one exception

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SPEAKER	COMMENT(S)
RAMONA	
Sam Mitchell CHAIR	Continue to work with the community on Town Center Planning.
SPRING VALLEY	
John Ferguson	Opposed to any changes proposed by General Plan update.
VALLE DE ORO	
Jack Phillips CHAIR	Keep existing plan. Retain “Impact Sensitive” designation.
Jim Schmidt	Need more housing supply.
Bruce Robertson	Remove old General Plan designations from Valle de Oro. Use the same designations in all communities.
VALLEY CENTER	
Judy Silverman	Investigate the issues associated with a gas plume and high groundwater issues before deciding upon a designation.
Steve Flynn and Bill Lewis (Valley Center Country Town Property Owners -Southern Village Area)	Implement Southern Property Owners Proposal as submitted.
Wayne Raffesberger (representing William and Donna Dyson)	In opposition to circulation issue –a new road—extension of Fruitvale from Cole Grade Rd to Miller Rd.
Allan Olson	Opposed
Billye Lynch	Opposed
Martha Bozulich	Opposed
Michael McFarland	Opposed
Wayne Rafesberger	In opposition to circulation issue- a new road- extension of Fruitvale from Cole Grade Rd to Miller Rd.

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SPEAKER	COMMENT(S)
Ronald Andes	Opposed. Consideration only given to environmental concerns.
Steve Flynn	Opposed

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UNSPECIFIED GENERAL COMMENTS

BONSALL:

Hadley Johnson

CREST/DEHESA/HARBISON CANYON/GRANITE HILLS:

Ivan Fox
Thure Stedt
Ron Wylie
Chuck Corum
Robert Leonard

FALLBROOK:

William Schwartz
Ron Wylie
Chuck Corum
Robert Leonard

JAMUL/DULZURA:

Dan Nierinckx

LAKESIDE:

Bruce Robertson
Louis Goebel
Dan Fissori
Bob Conley
Wyatt Allen
Chad Enniss
Ken Decenza
David Jewell
Ron Pennock
William Schwartz
Thure Stedt

Reid Enniss
Debra A. Rodvold
John Davis
Rick Smith (Lakeside chairperson)
Phil Palisoul

Boulevard:

Donna Tisdale (Boulevard chairperson)
Phil Palisoul

Lake Morena/Campo

Randy Lenac (Lake Morena/Campo
chairperson)

Potrero:

William McNeely
Jerry Johnson

NORTH COUNTY METRO

Joan Smith
Ray Gray
Tiffany Oliphant
Stan Smith
Craig Grimm
Paul Stevens

Twin Oaks

Carl and Sylvia Pizzuto
David Shibley
Gil Jemmott (Twin Oaks chairperson)

PALA-PAUMA

Jesse Ravas
Joe Chisholm (Pala-Pauma chairperson)

PENDLETON-DELUZ

David Harris
Marcia Cohen

RAMONA

Joe Gallagher
Patrick Uriel
Russ Hunt
Mary Anne Pentis (Vernal Pools
Society)
Don White
Carol Angus

SAN DIEGUITO

Leonard and Monica Teyssier Family
Harmony Grove/Elfin Forest Town
Council Trust

VALLE DE ORO

L & F William Houlf

VALLEY CENTER

Larry Glavinic (Valley Center
chairperson)